



DESIGN REVIEW BOARD DECISION

FILE NUMBER: DRV18-00493
PROJECT NAME: MADISON ROSE HILL MIXED-USE PROJECT
APPLICANT: MG2 ARCHITECTS
PROJECT PLANNER: TONY LEAVITT, SENIOR PLANNER

I. SUMMARY OF DECISION

MG2 Architects applied for design review of the Madison Rose Hill Mixed-Use project at 12040 NE 85th Street (see Attachment 1). The applicant is proposing redevelopment of an existing commercial site with a new mixed-use development (see Attachment 2). The project will provide over 84,000 square feet of neighborhood retail. Above the retail and underground parking structure, there will be a total of four 5-story residential buildings containing a total of approximately 870 residential units with 10% being designated as affordable housing.

Kirkland Zoning Code Section 142.35.3 states that the Design Review Board shall review this project for consistency with the Design Guidelines for the Rose Hill Business District as adopted in Chapter 3.30 KMC.

On June 17, 2019, the Design Review Board (DRB) approved the project as shown on the plans dated April 24, 2019 (see Attachment 2) subject to the following conditions:

- A. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, intended to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations.
- B. As part of the application for a building permit the applicant shall submit construction plans demonstrating compliance with the project plans approved by the DRB as shown in Attachment 2.
- C. Prior to issuance of any building permit for the project, the applicant shall comply with parking requirements as established by the City's review of the parking demand study.
- D. Prior to final inspection of a building permit by the Planning Official, the project architect shall submit a letter stating that they have evaluated the project to ensure it is consistent with the plans approved through Design Board Review and no modifications have been made that were not previously approved by the City.

II. DESIGN RESPONSE CONFERENCE MEETINGS

A. Background Summary

The DRB held four Design Response Conference meetings for the project. The staff report, plans, and applicant response to the DRB's recommendations from each meeting can be found listed by meeting date at this online web address:

<https://www.kirklandwa.gov/Government/Departments/Planning-and-Building/Design-Review-Board/DRB-Meeting-Materials-Archive>

Below is a summary of the Board's discussions at the four Design Response Conferences held for the project.

September 5, 2018 Conference: The Design Review Board reviewed the plans submitted by MG2 Architects dated August 27, 2018. Staff provided an overview of the project, zoning regulations for the RH 3 zone and the key design issues for the project. Staff's memo dated August 29, 2018 provided an analysis of project consistency with applicable zoning regulations and Design Guidelines for the Rose Hill Business District.

Additionally, the Board and the applicant agreed on a phased review of the project. The first meeting focused on the concept development, overall massing, façade creation, and public spaces. The second meeting would be focused on detailed elevations and articulation, basic building materials, landscape plans, and exterior lighting.

After reviewing the project plans and deliberating, the Board requested the applicant to return for a second meeting to respond to the following DRB comments:

- Address the upper-level treatment of Building D along NE 85th Street façade and the treatment of Building D façade near the U-Haul site.
- Provide larger scale elevations of each building to help with building-by-building review.
- Provide basic material details and treatments for each building.
- Incorporate additional parapet and roofline modulation.
- Provide an onsite light study for courtyard and open space areas.
- Planter wall details and design for entry terrace.
- Design of loading dock along 122nd Avenue NE.
- Show the U-Haul easement on the plans and incorporate any impacts that the location of the easement will have on the frontage and building design including the curb cut location.

This meeting was continued to October 15, 2018. The October 15, 2018 meeting was continued to November 5, 2018 due to a lack of a quorum. The November 5, 2018 meeting was continued to December 3, 2018 at the request of the applicant.

December 3, 2018 Conference:

The Design Review Board reviewed the revised plans submitted by MG2 Architects dated December 3, 2018. Staff's memo dated November 26, 2018 provided an analysis of project consistency with applicable zoning regulations and Design Guidelines for the Rose Hill Business District.

After reviewing the project plans and deliberating, the Board requested the applicant to return for a third meeting to respond to the following DRB comments:

- Show different options for design of the NE 85th Street Façade for Building D.
- Reduce the heights of planters along NE 85th and include the stepping down of weather protection along NE 85th Street.
- Provide more detailing along Building D Façade adjacent to U-Haul site.
- Explore more parapet and rooftop modulation along longer façade including the north elevation of Building B.
- Submit a revised landscaping plan to include more variety and interest.
- Provide additional details of service and loading area designs.

This meeting was continued to January 7, 2019.

January 7, 2019 Conference:

The Design Review Board reviewed the revised plans submitted by MG2 Architects dated January 2, 2018. Staff's memo dated January 3, 2019 provides an analysis of project consistency with applicable zoning regulations and Design Guidelines for the Rose Hill Business District.

After reviewing the project plans and deliberating, the Board indicated general acceptance of the overall design and the response to the items requested at the December 3, 2018 meeting. The Board requested that the applicant revise the eave and parapet design along the NE 85th Street façade prior to final approval and continued the meeting to May 6, 2019 to review the change and allow staff to finish the SEPA Review for the project. The SEPA Review was not completed by May 6, 2019, so the meeting was continued to June 17, 2019.

June 17, 2019 Conference:

The Design Review Board reviewed the revised plans submitted by the MG2 Architects dated April 24, 2019. Staff's memo dated June 8, 2019 provides an analysis of project consistency with applicable zoning regulations and Design Guidelines for the Rose Hill Business District.

The applicant presented revised plans, which addressed the requested items from the DRB. The DRB discussed the changes proposed by the applicant and at the conclusion of the meeting voted to approve the project. See Section III below for further information regarding the DRB's discussions and conclusions.

B. Public Comment

There were no public comment letters or e-mails received during the Design Response Conference process. Additionally, there was no public testimony presented during the meetings.

III. DESIGN REVIEW BOARD DISCUSSION AND CONCLUSIONS

Below is a summary of the key issues and conclusions reached by the Design Review Board during the design review process. For more background on these issues and evaluation of how

the project meets the Zoning Code, see the staff advisory reports from the design response conferences contained in File DRV18-00493 and online on the previously mentioned DRB meeting page.

A. BUILDING MASSING, ARCHITECTURAL AND HUMAN SCALE

DRB Discussion: The DRB agreed with the applicant's preferred massing model called the Hub. Vertical modulation was achieved with building separation, building modulation, the use of upper story terraces, placement of materials and colors, and varying parapet elevations and designs. Horizontal modulation was achieved with a pedestrian friendly commercial ground floor design, the use of residential balconies, and the use of eaves and awnings. Human scale was achieved with the use of street level public courtyards, upper story balconies, and a variety of materials.

DRB Conclusions: The DRB concluded that the proposed building massing, architectural scale and human scale are consistent with the applicable design guidelines found in Design Guidelines for the Rose Hill Business District.

B. VEHICULAR AND PEDESTRIAN ACCESS

DRB Discussion: The DRB reviewed the vehicular access and pedestrian access for the site as part of their review. Vehicular access to the property is proposed from 120th Avenue NE and 122nd Avenue NE. The site contains multiple pedestrian access points from each adjacent right-of-way. Each building has its own residential lobby access. The site also has a public pedestrian walkway along the north side of the site that will connect 120th Avenue NE and 122nd Avenue NE.

DRB Conclusions: The DRB concluded that the proposed vehicular and pedestrian access plan meets the applicable design guidelines found in Design Guidelines for the Rose Hill Business District.

D. BUILDING MATERIALS, COLOR AND DETAIL

DRB Discussion: The DRB evaluated the proposed materials, colors, and details. The DRB approved of the applicant's preferred material and color palette for the project and agreed that the colors and materials used were effective in reducing the perceived scale of the buildings.

DRB Conclusions: The DRB concluded that the proposed building materials, colors and details meet the applicable design guidelines found in Design Guidelines for the Rose Hill Business District.

E. LANDSCAPING

DRB Discussion: The DRB reviewed the landscape plan designed to help soften building massing, enhance the pedestrian experience, and provide seasonal visual interest. Opportunity areas discussed for landscaping included the entry plaza from NE 85th Street, the pedestrian plaza and auto court, upper story residential courtyards and along the adjacent rights-of-way.

DRB Conclusions: The DRB concluded that the proposed landscaping meets the applicable design guidelines found in Design Guidelines for the Rose Hill Business District.

IV. ZONING REQUIREMENTS

Facts:

1. KZC Section 53.34.010 states that the parking for a mixed-use development shall be established in the Conceptual Master Plan per KZC Chapter 105.
2. KZC Section 105.25 states that if this code does not specify a parking space requirement for a particular use in a particular zone, the Planning Official shall establish a parking requirement on a case-by-case basis. The Planning Official shall base this determination on a parking demand study that is review by and approved the City's Transportation Engineer.
3. The City's Public Works Department is in the process of reviewing the applicant's parking demand study.

Conclusions:

1. Pursuant to KZC Sections 53.34.010 and 105.25, the parking for this type of project is determined on a case-by-case basis as part of the Design Review Board process. In this case, the applicant did not propose a Conceptual Master Plan, so the parking requirement is determined as part of the Design Response Conference review.
2. The final uses for the proposed project have not been determined and thus the parking demand for the project has not been determined. This will be done as part of the building permit applications for each building.
3. Prior to issuance of any building permit for the project, the applicant shall comply with parking requirements as established by the City's review of the parking demand study.

V. STATE ENVIRONMENTAL POLICY ACT (SEPA) AND CONCURRENCY

The City issued a SEPA Determination of Nonsignificance on May 13, 2019 for the project. No appeals of the determination were filed.

VI. DEVELOPMENT REVIEW COMMITTEE

Comments and requirements placed on the project by City departments are found on the Development Standards, Attachment 3.

VII. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

VIII. APPEALS OF DESIGN REVIEW BOARD DECISIONS AND LAPSE OF APPROVAL

A. Appeals

Section 142.40 of the Zoning Code allows the Design Review Board's decision to be appealed to the Hearing Examiner by the applicant or any person who submitted written or oral comments to the Design Review Board. The appeal must be in the form of a letter of appeal and must be delivered, along with any fees set by ordinance, to the Planning and Building Department by 5:00 p.m., August 25, 2022, fourteen (14) calendar days following the postmarked date of distribution of the Design Review Board's decision.

Only those issues under the authority of the Design Review Board as established by Kirkland Zoning Code 142.35(3) are subject to appeal.

B. Lapse of Approval

The applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years (August 25, 2027) after the final approval of the City of Kirkland on the matter, or the decision becomes void.

The applicant must substantially complete construction for the development activity, use of land or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within seven (7) years (August 25, 2029) after the final approval on the matter or the decision becomes void.

IX. ATTACHMENTS

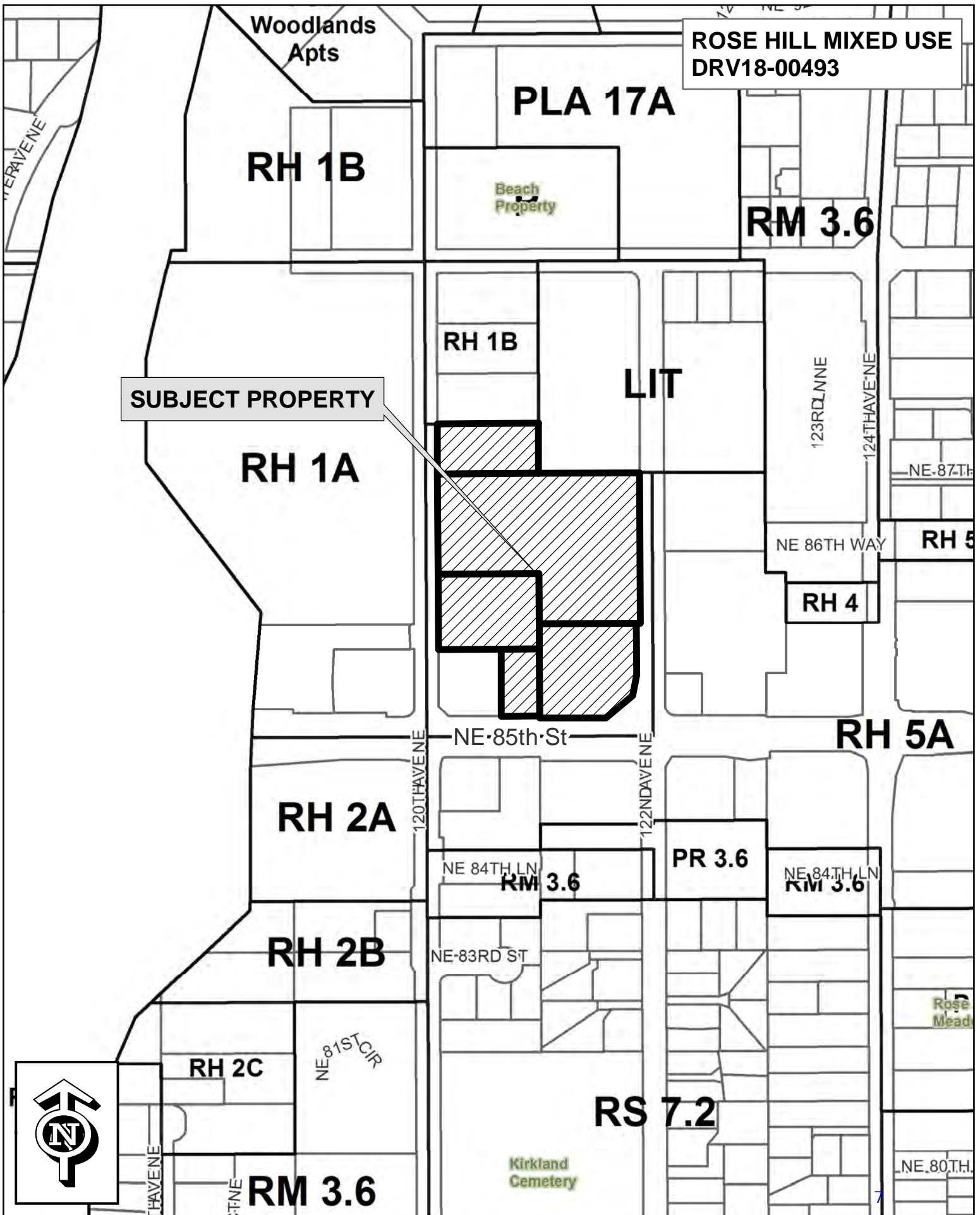
1. Vicinity Map
2. Development Plans dated April 24, 2019
3. Development Standards

X. APPROVAL



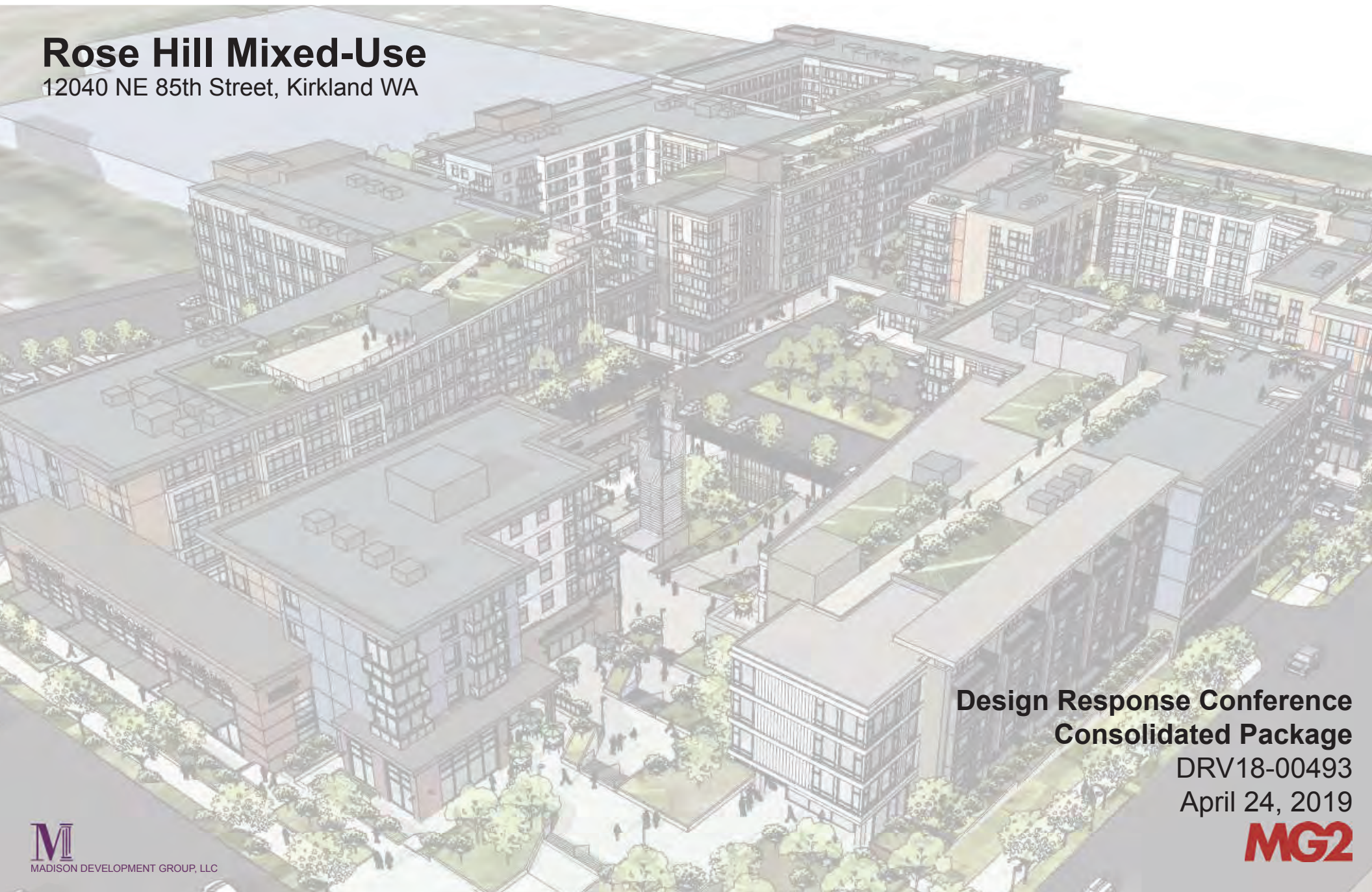
Chair, Design Review Board

Date: 02/03/2022



Rose Hill Mixed-Use

12040 NE 85th Street, Kirkland WA



**Design Response Conference
Consolidated Package**

DRV18-00493

April 24, 2019



PROJECT INFORMATION

SITE ADDRESS: 12040 NE 85th Street
Kirkland, WA 98033

PARCEL NUMBERS: 1238500110
1238500115
1238500125
1238500135
1238500140

LOT AREA: 300,500 SF

ZONING: RH 3 (Rose Hill Business District)

OVERLAY DISTRICT: 85th Sub-Area Plan

LOT COVERAGE: Actual: 91%
Maximum Allowed: 100%

CURRENT USES: Mixed Retail
Food Service
Residential
Surface Parking

BLDG. MAX. HEIGHT: Actual: 75'-0"
Maximum Allowed: 75'-0"

PROJECT TEAM

DEVELOPER Madison Development Group, LLC Jim Gallagher 141 Front Street North Issaquah, WA 98027 425.889.9500	ARCHITECT MG2 Gabriel Reed 1101 Second Ave, Suite 100 Seattle, WA 98101 206.962.6839
CIVIL ENGINEER Barghausen Consulting Engineers, Inc Daniel Balmelli 18215 72nd Avenue South Kent, WA 98032 425.251.6222	LANDSCAPE ARCHITECT Brumbaugh & Associates Kristen Lundquist 600 North 85th Street, Suite 102 Seattle, WA 98103 206.297.4430
TRANSPORTATION ENGINEER Transportation Engineering NorthWest Jeff Haynie 11400 SE 8th Street, Suite 200 Bellevue, WA 98004 425.250.5001	
MEP WSP USA 999 3rd Ave #3200 Seattle, WA 98104	
VERTICAL TRANSPORTATION Lerch Bates, Inc Carl Cary 19515 North Creek Parkway #304 Bothell, WA 98011 425.205.2205	

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PROJECT TEAM

Developer - Madison Development Group, LLC

Architect - MG2

David Hewitt
Bill Fuller
Steve Johnson
Gabriel Reed

Landscape Architect - Brumbaugh & Associates

Kristen Lundquist

DESIGN REVIEW CONFERENCE GOALS

DRC Meeting #1 - September 5, 2018

- Concept Development
- Overall Massing
- Facade Creation
- Public Spaces

DRC Meeting #2 - December 3, 2018

(Rescheduled from November 5, 2018)

- Items to be Addressed from Meeting #1
 - Facade Treatment Along NE 85th St & U-Haul Site
 - Enlarged Building Elevations
 - Generic Exterior Materials
 - Parapet & Roof Modulation
 - Light & Shadow Studies
 - Planter Wall Design & Details
 - Loading Dock Design Along 122nd Ave NE
 - U-Haul Access Easement
- Facades & Building Materials
- Balcony & Canopy Designs
- Landscape Design
- Perimeter, Plaza, & Corner Terrace Design

Additional Content

- Building Facade Detailing
- Final Exterior Colors
- Exterior Lighting & Fixtures

DRC Meeting #3 - January 7, 2019

- NE 85th ST Elevation
- Building D Loading & Facades at U-Haul
- Roofline Variation Study
- Landscape Updates

Final DRC Meeting - Scheduled for May 6, 2019

GROSS FLOOR AREA SUMMARY	
SITE AREA	300,500 SF
GROSS FLOOR AREA (LEVEL 1 & ABOVE)	
RESIDENTIAL (4 BUILDINGS)	730,200 SF
COMMERCIAL	74,500 SF
PARKING/BOH	40,000 SF
TOTAL GFA (LEVEL 1 & ABOVE)	844,700 SF
GROSS FLOOR AREA (BELOW LEVEL 1)	
RESIDENTIAL	15,300 SF
COMMERCIAL	0 SF
PARKING/BOH	436,000 SF
TOTAL GFA (BELOW LEVEL 1)	451,300 SF
TOTAL GFA	1,296,000 SF
PARKING COUNTS	
ABOVE GRADE (LEVEL 1)	62
BELOW GRADE (LEVEL P1-P2)	1,051
TOTAL PARKING COUNT	1,113

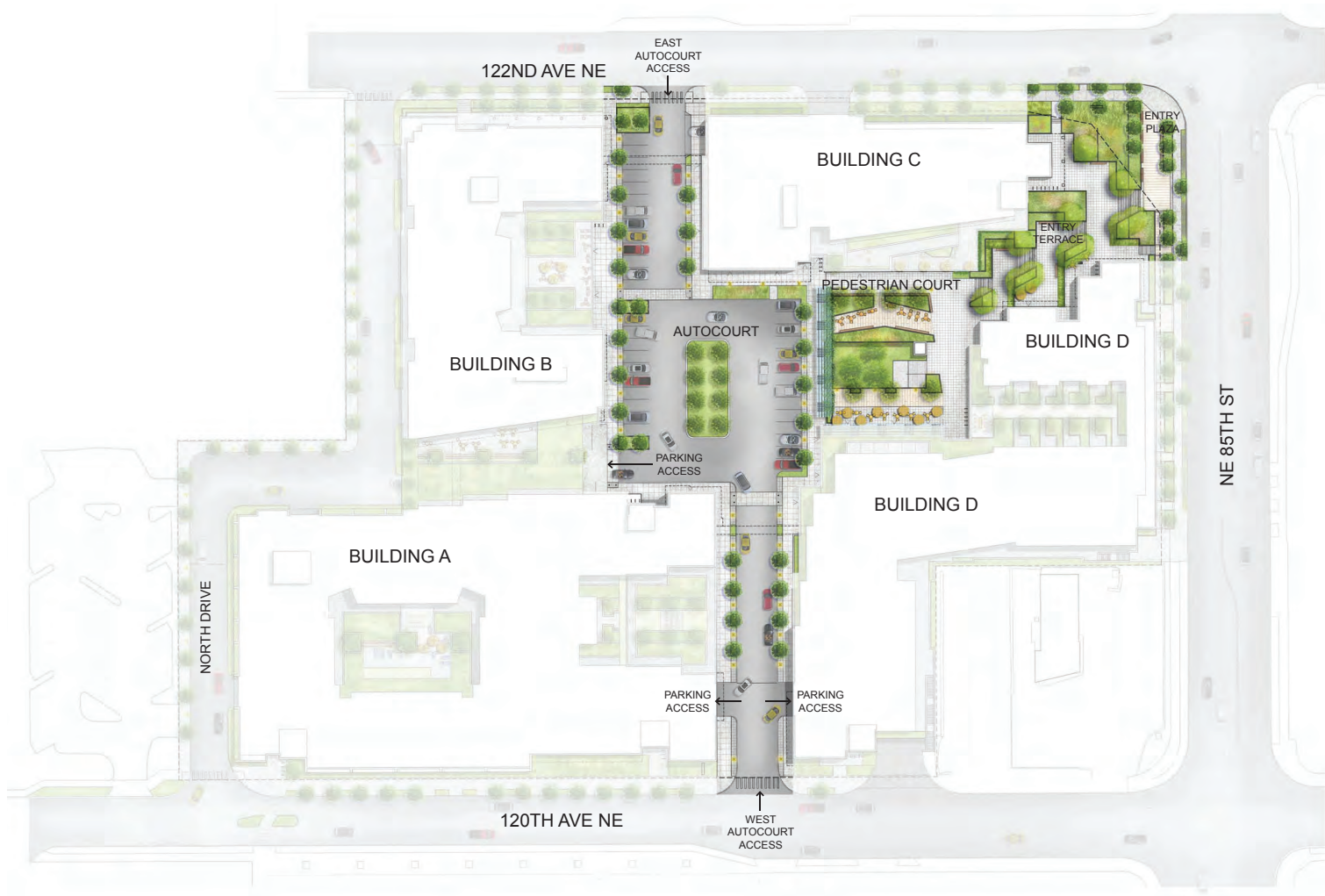
DEVELOPMENT SUMMARY - BY BUILDING					
BUILDING	RESIDENTIAL (SF)	COMMERCIAL (SF)	PARKING/BOH (SF)	TOTAL GFA (SF)	UNITS
A	327,300	0	-	327,300	372
B	124,000	20,000	-	144,000	153
C	105,500	18,400	-	123,900	122
D	188,700	36,100	-	224,800	226
TOTAL	745,500	74,500	476,000	1,296,000	873







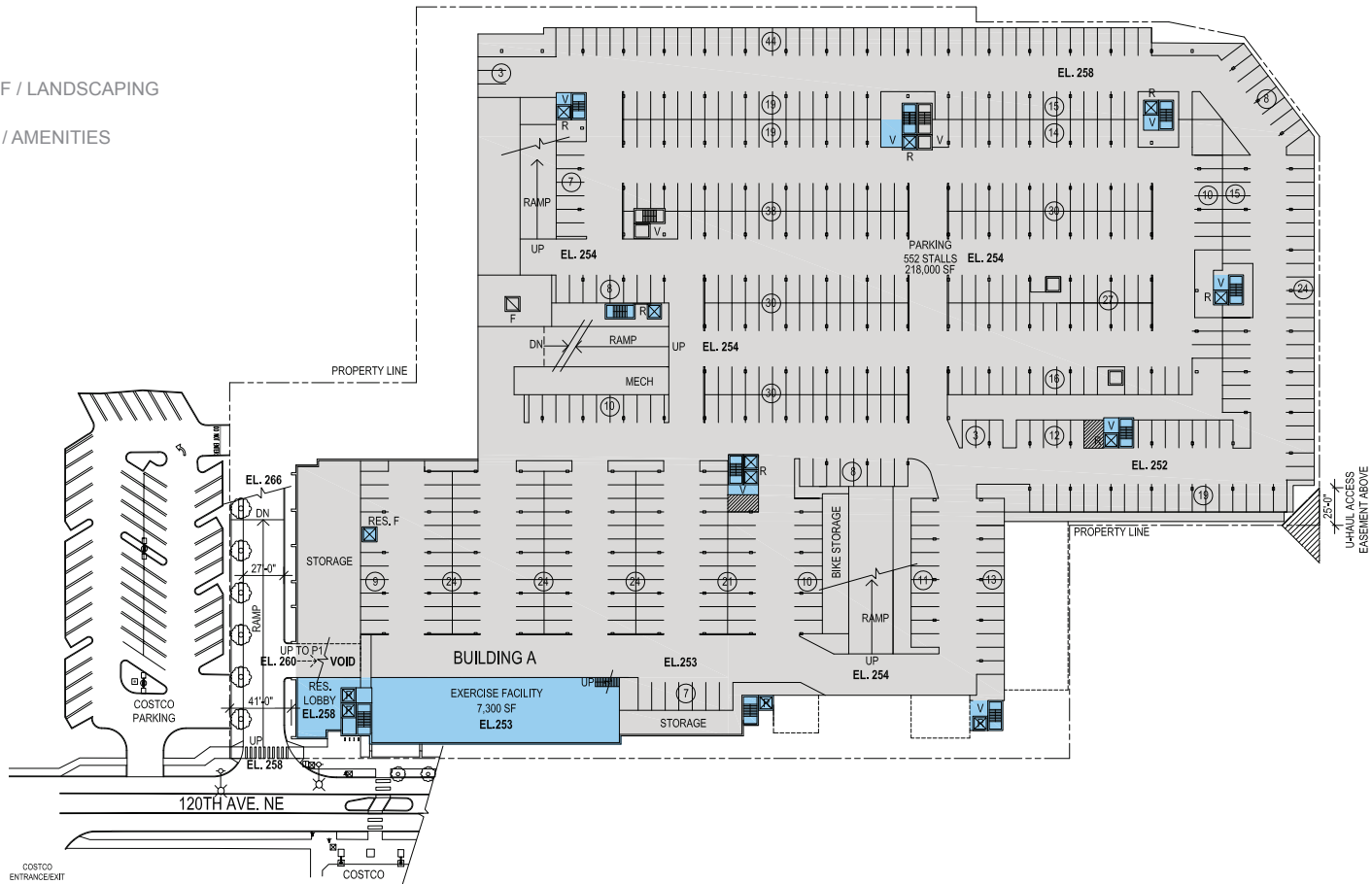






KEY

- COMMERCIAL
- RESIDENTIAL
- PARKING / BOH
- PRELIMINARY GREEN ROOF / LANDSCAPING
- PRELIMINARY ROOF DECK / AMENITIES



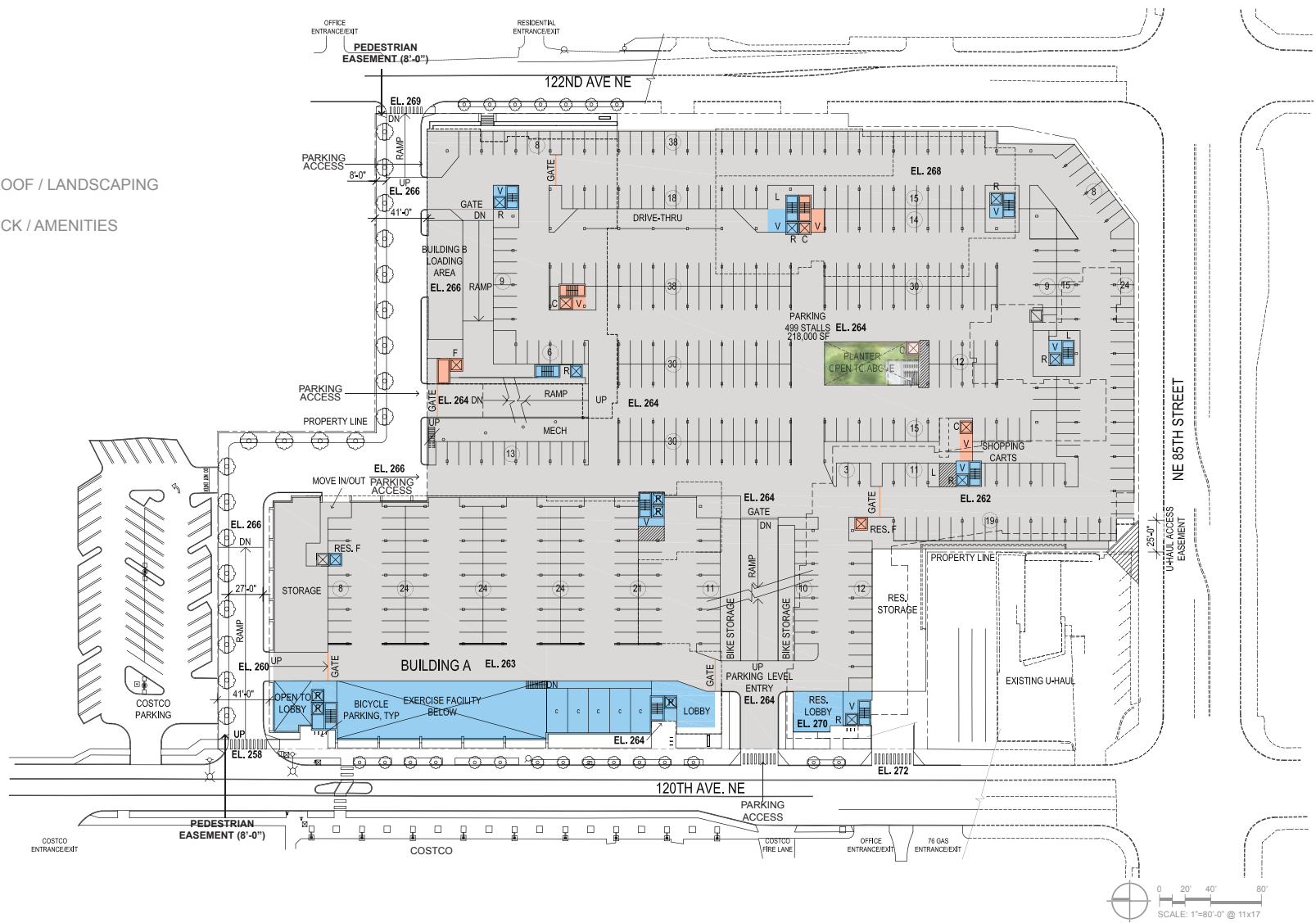
LEVEL P2 - FLOOR PLAN | 11

ROSE HILL MIXED-USE | DRC CONSOLIDATED PACKAGE | APRIL 24, 2019



KEY

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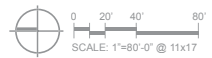
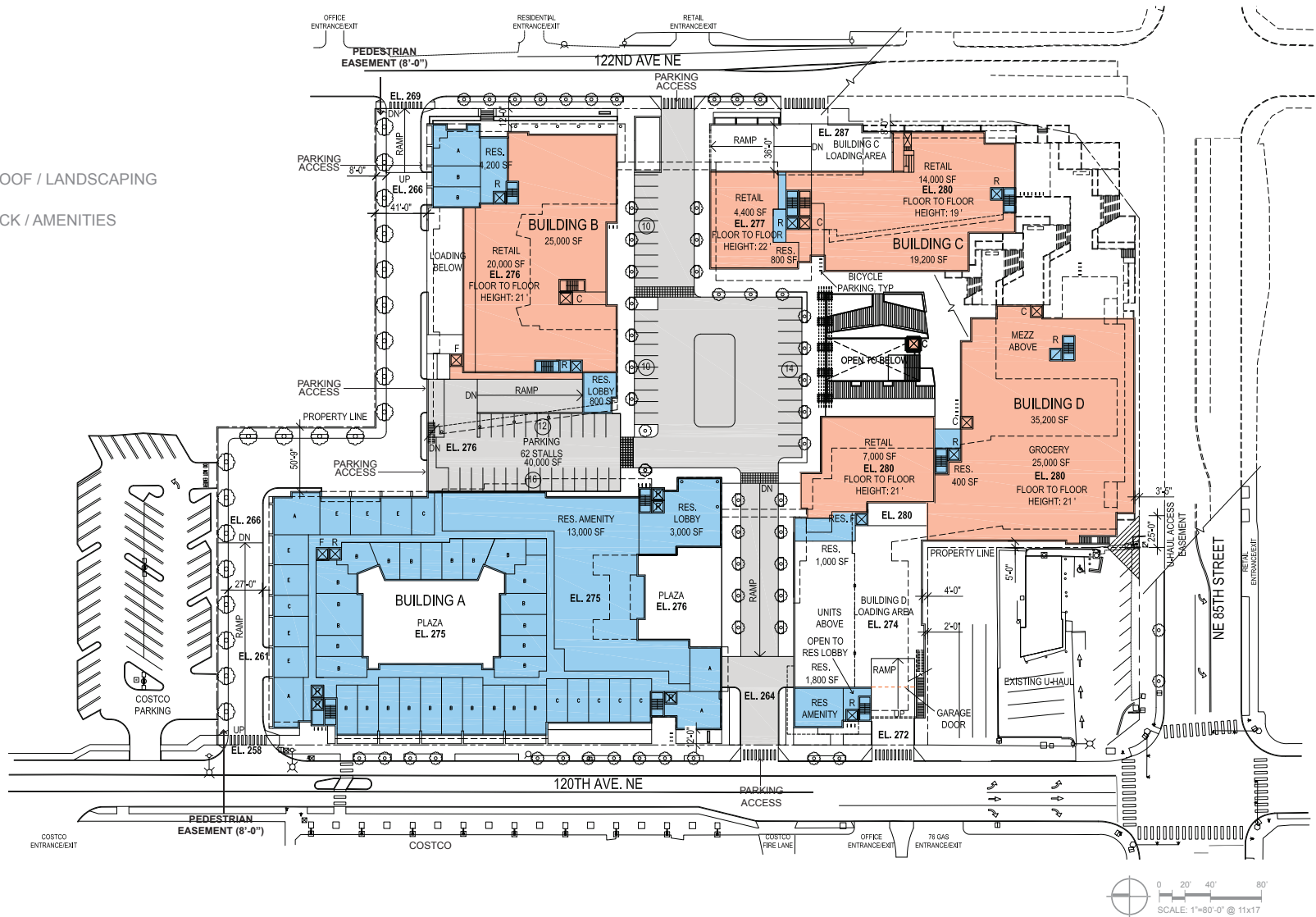
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ROSE HILL MIXED-USE | DRC CONSOLIDATED PACKAGE | APRIL 24, 2019



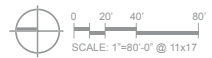
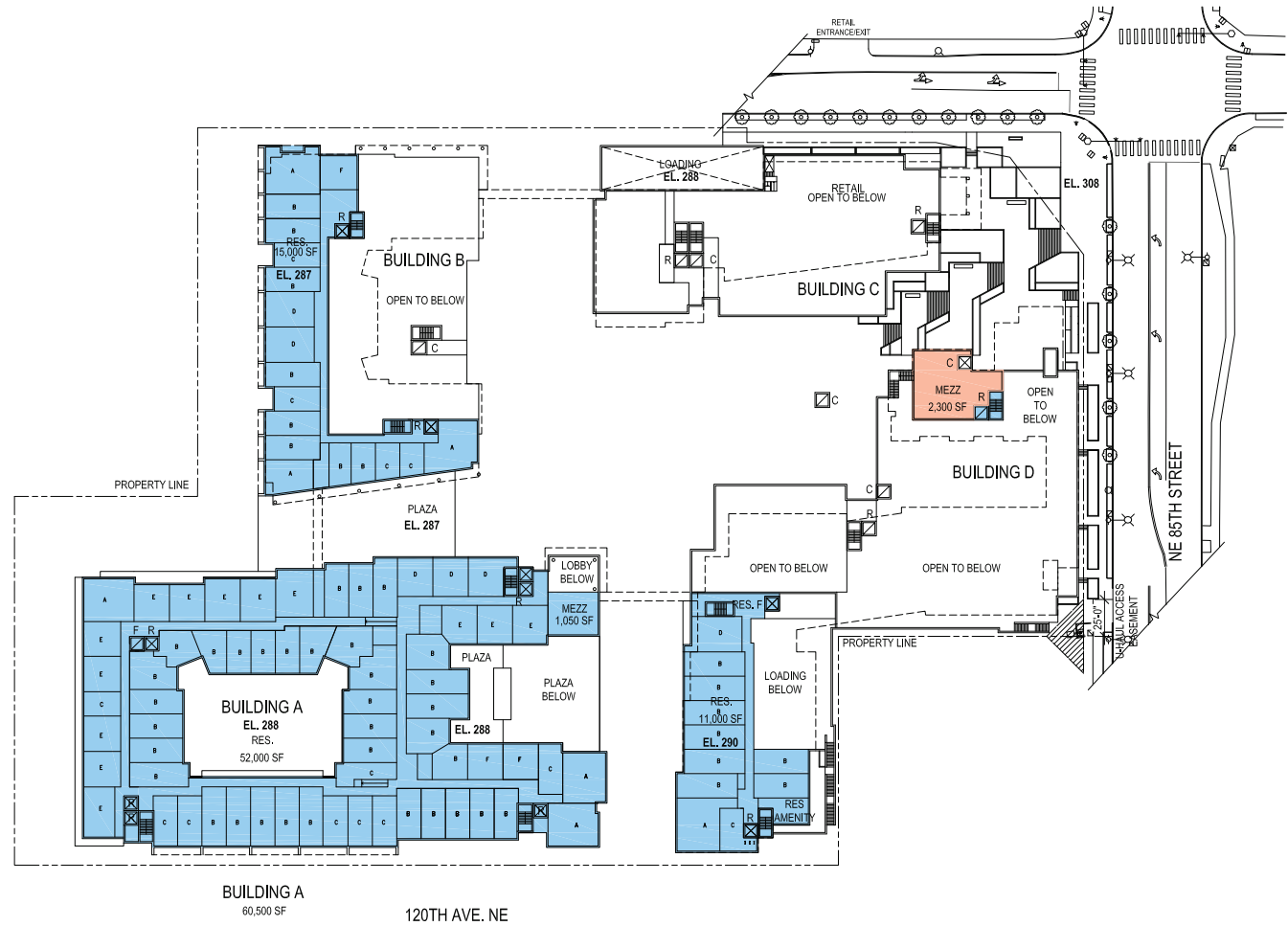
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KEY

- COMMERCIAL
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LEVEL 1.5 - FLOOR PLAN | 14

ROSE HILL MIXED-USE | DRC CONSOLIDATED PACKAGE | APRIL 24, 2019



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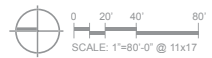
LEVEL 2 - FLOOR PLAN | 15

ROSE HILL MIXED-USE | DRC CONSOLIDATED PACKAGE | APRIL 24, 2019



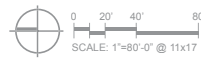
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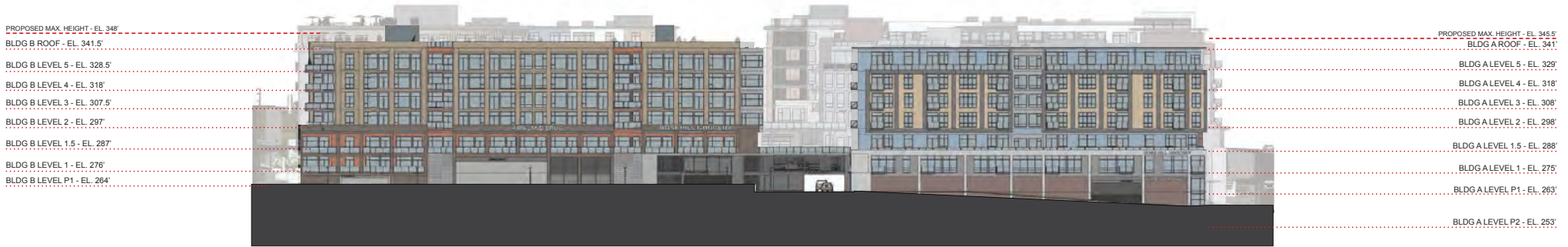


1 SOUTH ELEVATION ALONG NORTHEAST 85TH ST



2 EAST ELEVATION ALONG 122ND AVE NE





3 NORTH ELEVATION ALONG FIRE ACCESS ROAD



4 WEST ELEVATION ALONG 120TH AVE NE